

TOWN OF STOW  
PLANNING BOARD

Minutes of the October 22, 2014 Planning Board Meeting

Planning Board Members Present: Lori Clark, Mark Jones, Len Golder, Steve Quinn, Ernie  
Dodd

Voting Associate Member: Margaret Costello

Lori Clark called the meeting to order at 7:02 pm

**Discussion of Meeting Minutes**

**Planning Board Minutes of October 15, 2014**

*Ernie Dodd moved to accept as drafted.*

*Len Golder seconded.*

**VOTED: ( 5-0) Unanimously in favor (Ernie Dodd; Lori Clark, Len Golder, Mark Jones;  
Steve Quinn in favor)**

**Executive Session Minutes October 15, 2014**

*Ernie Dodd moved to approve the minutes as amended.*

*Len Golder Seconded.*

**VOTED: ( 5-0) Unanimously in favor (Ernie Dodd; Lori Clark, Len Golder, Mark Jones;  
Steve Quinn in favor)**

**Public Input**

None.

**Member Updates**

Mark Jones said that he had visited the frontage of the Cushing property and talked with an abutter that has since put his opinions in writing.

**Planner's Report**

*Spring Hill Estates*

Karen Kelleher said the Board has received a request to continue the Spring Hill Estates Subdivision Public Hearing without testimony. The Applicant's Engineer needs more time to submit updated plans for the road design.

*Stowaway Inn*

Karen Kelleher reported that the Board has received a request to postpone the appointment to discuss plans for the Stowaway Inn because the potential buyer needs more time to work with the current owner.

### *Airport Zoning*

Karen Kelleher drafted a request for legal opinion based on the Board's discussion at last week's meeting. A copy is included in the meeting packets.

### *Green Communities Designation*

Planning Staff met with the Town Administrator, his Energy Working Group and the Building Commissioner. Also present was Kelly Brown, Regional Coordinator for the Green Communities Division of Massachusetts Department of Energy Resources (DOER), who gave a presentation on Green Community Designation. Karen Kelleher is working with Kelly Brown to show compliance with Criteria 1 and 2. Although Stow was not eligible to be designated as a Green Community, at the time we proposed the Solar Bylaw, the bylaw was based on the model bylaw for Green Communities in hopes that the regulation would change to allow those communities who are served by municipal light companies to be eligible. Karen Kelleher said that DOER has since made a ruling that municipalities served by both a municipal light plan and an investor owned utility are eligible. Because Stow has a resident served by NSTAR, Karen Kelleher said the Town is eligible to apply.

Karen forwarded Stow's Solar Bylaw and Regulations to Kelly for DOER to confirm that they meet the requirements. A letter of compliance from Town Counsel is also required. Karen Kelleher said she will request that letter once she hears back on DOER's review of the bylaw.

### *Pompositticut Re-Use Project*

Site Plans for the Pompositticut Re-Use Project are expected to be formally filed the first week in November, Karen Kelleher said. The engineers requested an informal meeting with the Board on November 12. Some members of the Conservation Commission and Staff will have a pre-application meeting next Tuesday morning. Karen Kelleher said she will attend.

### *Lower Village Water*

Karen Kelleher and Jesse Steadman will be meeting with Lower Village Property owners, the Town Administrator and Conservation Coordinator to discuss expectations relative to a property lease agreement for installation of a well.

### *Lower Village Traffic and Drainage Plans*

Karen Kelleher and Jesse Steadman are meeting with individual property owners to discuss the final plans and need for easements.

### *Geographic Information Systems*

At the last Permit Team meeting, the group discussed GIS services and capabilities. As a result of that meeting, and at Selectman Burke's suggestion, Karen Kelleher and Jesse Steadman have been in discussion with Jill Kern, GIS Specialist, on steps moving forward, including how to continue to build the GIS database and share information with town departments and the general public. Karen Kelleher said staff will be researching other

town websites, surveying town departments to determine needs and wants; looking into software related costs; cost benefit analysis, etc.

This year's Planning budget, supported by the Town Administrator, is minimal – in order to give the Department time to determine long term needs. It is anticipated that we will ask for an increase in budget for software and staff time said Karen Keller.

## **Looking Ahead**

October 29

- Town Center Planning Forum

October 30

- Planning Board Dinner

November 5

- Public Hearing Continuance – Collings Foundation

November 12 (Lenny not here)

- Informal Meeting re: Pompositicut School Re-Use Plans

November 19

- Planning Board Working Meeting

December (Lori not here on the tenth)

- 12.3.2014 - Spring Hill Estates Subdivision – Public Hearing Continuance
- Pompositicut Re-Use Site Plan
- Pine Bluff Recreation Site Plan

## **Public Hearing – 117 Walcott Street Subdivision Continuance**

Lori Clark opened the continued hearing of the Spring Hill Estates Application for Subdivision.

Ernie Dodd moved to continue the hearing without testimony until December 3<sup>rd</sup> at 7:30pm.

## **38 Adams Drive Hammerhead Lot Special Permit Decision Review**

The Planning Board reviewed the draft decision.

*Steve Quinn moved to endorse the Hammerhead Lot Special Permit decision at 38 Adams Drive as amended.*

*Ernie Dodd seconded.*

**VOTED: (5-0) Unanimously in favor (Lori Clark, Ernie Dodd, Len Golder, Mark Jones, Steve Quinn).**

**Town Counsel Memo**

The Planning Board reviewed a memo requesting from Town Counsel clarification on the use of airports and landing fields in the Town of Stow.

Steve Quinn motioned to adjourn.

Meeting Adjourned at 8:32pm